

**MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
Mansfield Town Hall
Conference Room B**

Tuesday, February 17, 2015

MINUTES

Members: Steve Bacon, Chris Kueffner, Betsy Paterson

Staff: Cynthia van Zelm

1. Call to Order

Steve Bacon called the meeting to order at 5:15 pm.

2. Public Comment

There was no public comment.

3. Approval of Minutes from December 16, 2014

There was no quorum to approve the minutes.

4. Update on Storrs Center

Cynthia van Zelm said that Phase 2 construction was moving along, somewhat hampered by the weather.

She said the Hair Cuttery space was being fit out by the landlord to be handed over to the Hair Cuttery soon. A contractor is being sought to fit out the Wing Stop space and the third unrented space.

Ms. van Zelm said XTX out of Glastonbury has been contracted by the Town to build the stage roof and light pylons in the Town Square. She said the sculpture and trellises were underway in studio space.

5. Review and Discussion of Pending Items under Committee Jurisdiction

Mr. Bacon updated the Committee on the radon testing. He said EdR had requested radon testing in 1 Dog Lane, 9 Dog Lane, and 11 Dog Lane. The readings were low. Mr. Bacon reported back to the Board of Directors. Based on Board input, Mr. Bacon sent an e-mail to Jeffrey Resetco at EdR on February 10 requesting an interest in testing at 8 Royce Circle and asking whether any piping would be possible at the buildings under construction in Phase 2. Betsy Paterson asked if there was any recourse if the readings came back high. Mr. Bacon noted that EdR would likely be proactive and mitigate. Mr. Resetco told Mr. Bacon on February 11 that he would get back to him on this issue.

Mr. Bacon reported that EdR had responded back to a question on the cleaning agents they use in the Oaks apartments. This was an outstanding issue from review of the Sustainability Guidelines checklist. Katie Delany from EdR reported that they are using Simple Green and OdoBan. Mr. Bacon noted that he uses Simple Green at home and that both company websites note their products' "green" cleaning attributes.

With respect to follow-up from Educational Playcare and their adherence to the Sustainability Guidelines, Mr. Bacon noted that both he and Ms. van Zelm had followed up with the project manager and architect but did not receive a response. Ms. van Zelm finally followed up with the owner of Educational Playcare and then spoke to Keith D'Angelo, the project manager. He indicated that Dale Cutler, the architect, would be following up this week with a narrative for Ms. van Zelm to review.

Ms. van Zelm said she is still waiting for final Sustainability Guidelines checklists from Andy Graves with BL Companies on the Phase 1, and Phase 4 buildings.

Ms. van Zelm said that Ed Pepin, Price Chopper's architect, had not heard back from the US Green Building Council on its LEED application but he would be checking on the status. Mr. Bacon said that Price Chopper's work is complete on its Sustainability Guidelines checklist. He said it would be great to promote the LEED status of the building if that is approved.

Mr. Bacon raised the prior discussion at the Committee level on the use of the courtyard space between the VS-8/9 and VS-10 buildings. Ms. van Zelm said she had spoken with Lou Marquet at LeylandAlliance about this space as well as Nancy Rucker with the Garden Gate Club who wants to provide resources to public space in Storrs Center. Ms. van Zelm will follow-up with Mr. Marquet again. There was also some discussion about the space behind the Haidous building where a building had been proposed but was now vacant.

The Committee also discussed the blank wall that was built as part of Wilbur Cross Way and borders the Post Office parking lot. Mr. Bacon said that Rudy Favretti had come up with a planting plan for that wall. Ms. van Zelm said the Post Office work still needs to be completed and the Town would like to wait to do anything with the wall until after the work is done.

Chris Kueffner asked if the wall could be painted. He said he would follow-up to see if there is interest in painting with a colleague from Eastern Connecticut State University as well as MBK murals. Ms. van Zelm will provide him photos of the wall (*done*).

Ms. van Zelm will follow-up with Michele Tompkins at Leyland about square footage of the properties so she can calculate water usage and what is committed with respect to water.

Ms. van Zelm said the Board of Directors had reviewed the initial drafts of ordinances that would affect the downtown and policies and procedures for the Town Square. They had been initially reviewed by the Advertising and Promotion Committee with Steve Bacon and Peter Millman serving as representatives of the Planning and Design Committee.

Mr. Bacon encouraged the publication of the fact that Storrs Center has contributed to taxes decreasing in Mansfield and that the parking garage is in the black.

Ms. van Zelm reviewed a tentative calendar for the zoning permit approval process for Main Street Homes.

Mr. Bacon noted that there are some changes in the minutes that he will propose at the March meeting when there is a quorum.

6. Adjourn

The meeting adjourned at 6:15 pm.

Minutes prepared by Cynthia van Zelm